

PROPERTY FORECLOSURES IN MARYLAND SECOND QUARTER 2012



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July 2012
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PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2012

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PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2012

EXECUTIVE SUMMARY

According to RealtyTrac, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, declined by 2.6 percent in the second quarter of 2012 and were down 8.2 percent below last year (Exhibit 1). One in every 236 U.S. households received a unique foreclosure filing during the quarter, an improvement of 2.6 percent over the previous quarter.

Maryland foreclosure activity grew by 4.0 percent to 4,347 filings in the second quarter, but declined by 3.6 percent below last year, the 8th consecutive annual decline (Exhibits 1 and 2). The second quarter growth in Maryland foreclosures is due primarily to a continuing rise in foreclosure sales or auctions (versus new filings). Lenders, encouraged by the gradual improvement of the state's housing market, continue to unload their inventory of foreclosed homes at an increasing pace. Foreclosure sales grew for the third consecutive quarter by 23.0 percent to 1,959 filings and were up 63.1 percent above last year.

New foreclosure activity in Maryland declined by 5.4 percent to 1,624 filings and was down 0.1 percent below last year. Lender purchases of foreclosed properties (REOs) declined by 11.0 percent to 975 and, on a year-over-year basis, were down for the 5th consecutive quarter by 42.0 percent.

Compared to the previous year, foreclosures declined in 31 states (including the District of Columbia) with Maryland recording the 30th largest annual decline nationwide. One in every 547 Maryland households received a unique foreclosure filing during the quarter, down 3.8 percent from the previous quarter. The second quarter foreclosure concentration rate in Maryland represented an improvement of 132.0 percent over the national average rate. Maryland's national ranking in foreclosure rate remained unchanged at the 36th highest, the lowest rate in the region excluding the District of Columbia and West Virginia.

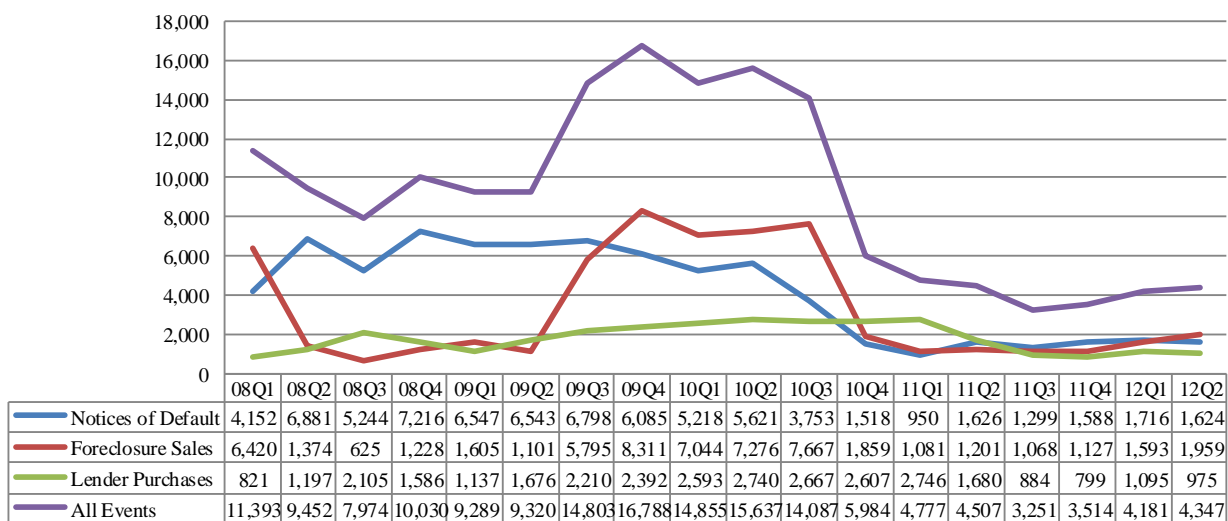
EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. SECOND QUARTER 2012

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	1,624	1,959	975	4,347
Change (Last Quarter)	-5.4%	23.0%	-11.0%	4.0%
Change (Last Year)	-0.1%	63.1%	-42.0%	-3.6%
<i>U.S.</i>				
Number of Events	190,216	241,857	160,531	558,310
Change (Last Quarter)	4.6%	-3.0%	-13.4%	-2.6%
Change (Last Year)	10.4%	4.2%	-21.3%	-8.2%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2008 Q1-2012 Q2



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2012

INTRODUCTION

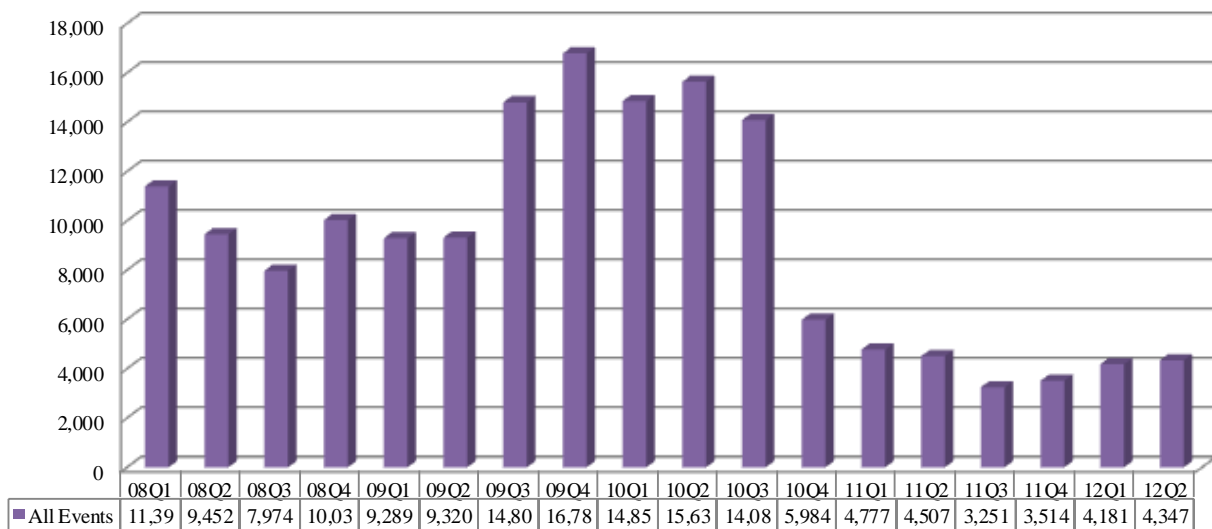
RealtyTrac reported a total of 558,310 unique property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the second quarter of 2012, down 2.6 percent below the previous quarter and down 8.2 percent below the second quarter of 2011. One in every 236 U.S. households received a unique foreclosure filing during the quarter, an improvement of 2.6 percent from the foreclosure rate of 230 recorded in the previous quarter.

Similar to the previous quarter, RealtyTrac reported the total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Total Maryland foreclosure activity grew for the third consecutive quarter, albeit at a smaller pace, to 4,347 filings, up 4.0 percent above the last quarter but down 3.6 percent below last year, the 8th consecutive annual decline (Chart 1). New foreclosure activity (notices of default) declined by 5.4 percent to 1,624 filings and was down 0.1 percent below last year. Notices of foreclosure sales grew for the third consecutive quarter by 23.0 percent to 1,959 filings and were up 63.1 percent above last year. Lender purchases of foreclosed properties (REOs) declined by 11.0 percent to 975 and, on a year-over-year basis, were down for the 5th consecutive quarter by 42.0 percent.

The second quarter increase in foreclosures is due primarily to a continuing rise in foreclosure sales or auctions. Lenders, encouraged by a growing trend in the State's housing market, continue to initiate foreclosure sales at an increasing pace. The performance of several housing indicators, particularly during the first six months of 2012, points to an improving housing market. Maryland inventory of homes for sale declined by 24.5 percent during the January to June 2012 period compared with a similar period last year. The median price of existing homes for sale and the total existing home sales increased by 4.3 percent and 1.2 percent, respectively during the period.

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND

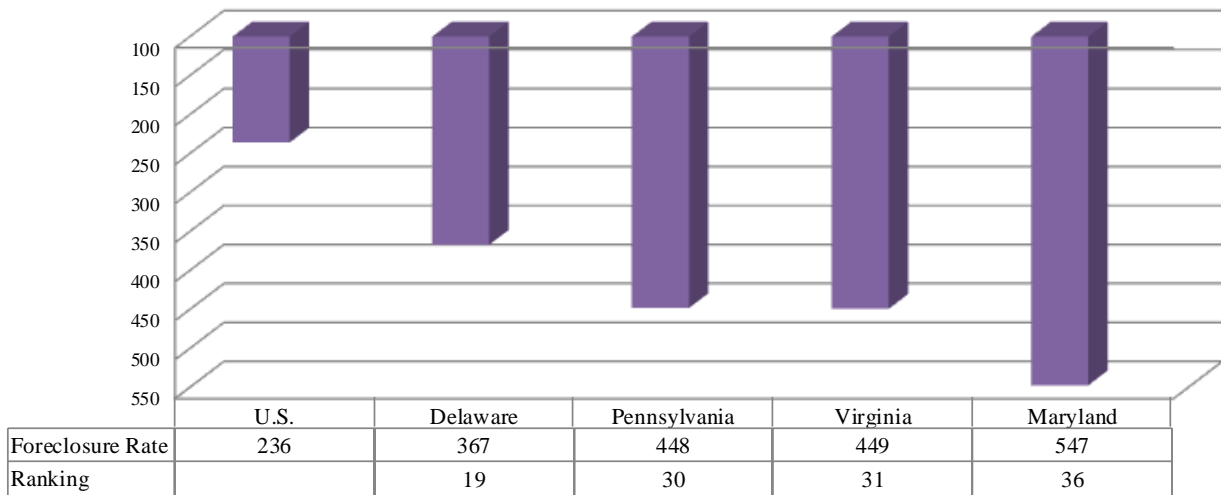


Source: RealtyTrac

Compared to the previous year, foreclosures declined in 31 states (including the District of Columbia) with Maryland recording the 30th largest annual decline nationwide. One in every 547 Maryland households received a unique foreclosure filing during the quarter, down 3.8 percent from the foreclosure rate of 569 recorded in the previous quarter. The second quarter foreclosure concentration rate in Maryland represented an improvement of 132.0 percent over the national average rate.

The State's national ranking in foreclosure rate remained unchanged at the 36th highest, the lowest rate in the region with the exception of the District of Columbia and West Virginia (Chart 2). Among the neighboring states, Delaware's ranking improved from the 12th highest in the previous quarter to the 19th highest in the current quarter; Pennsylvania's ranking improved from the 28th highest to the 30th highest in the current quarter; and Virginia's ranking also improved from the 24th highest in the previous quarter to the 31st highest.

CHART 2
FORECLOSURE RATES IN THE REGION
NUMBER OF HOUSING UNITS PER FORECLOSURE
SECOND QUARTER 2012



Source: RealtyTrac

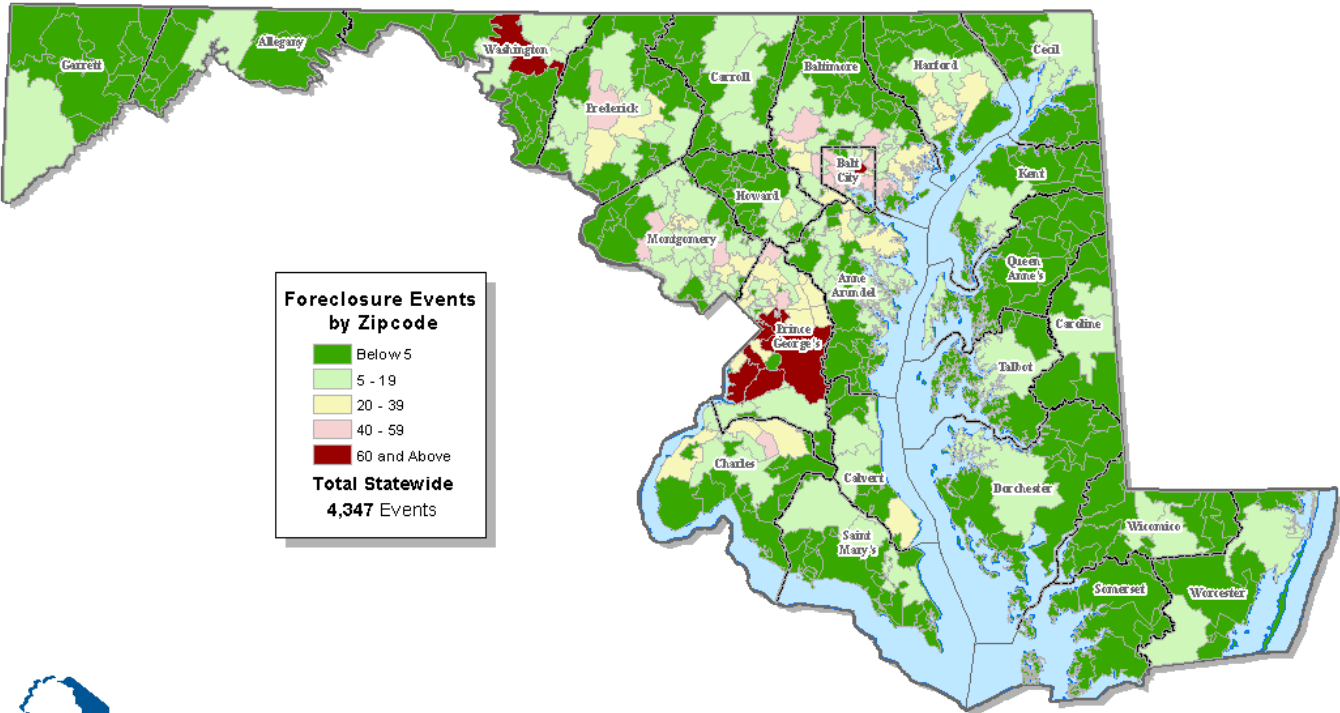
Table 1 shows the distribution of the second quarter foreclosure events in Maryland. Prince George's County with 1,228 foreclosures had the largest share of foreclosures statewide, accounting for 28.3 percent of the total. Foreclosure activity in that county grew by 8.7 percent above the previous quarter, but declined by 18.1 percent below last year. Baltimore City with 699 foreclosures, or 16.1 percent of the total, had the second highest number of foreclosures in Maryland. The City's foreclosures increased by 14.0 percent above the previous quarter and were up 43.0 percent above last year. Baltimore County with 505 filings had the third largest number of foreclosures, accounting for 11.6 percent of the total. The County's foreclosures grew by 6.5 percent above the previous quarter but were down 0.5 percent below last year. Other counties with large foreclosure events include Montgomery County (442 foreclosures or 10.2 percent of the total), Anne Arundel County (246 foreclosures or 5.7 percent), Frederick County (220 foreclosures or 5.1 percent), Harford County (188 foreclosures or 4.3 percent) and Charles County (181 foreclosures or 4.2 percent). These eight jurisdictions represented 85.3 percent of all foreclosures statewide.

**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
SECOND QUARTER 2012**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2012 Q1	2011 Q2
Allegany	8	8	4	18	0.4%	-14.5%	43.7%
Anne Arundel	50	123	83	246	5.7%	-5.5%	-29.4%
Baltimore	96	316	111	505	11.6%	6.5%	-0.5%
Baltimore City	127	415	173	699	16.1%	14.0%	43.0%
Calvert	34	37	11	77	1.8%	-3.3%	91.8%
Caroline	7	2	8	17	0.4%	1.9%	-33.8%
Carroll	27	17	11	50	1.2%	-24.7%	-26.6%
Cecil	11	22	9	42	1.0%	-76.3%	35.5%
Charles	65	84	42	181	4.2%	12.2%	30.9%
Dorchester	9	3	9	19	0.4%	-1.1%	-37.8%
Frederick	113	74	49	220	5.1%	29.2%	4.4%
Garrett	1	0	6	7	0.2%	0.0%	-15.6%
Harford	71	98	33	188	4.3%	5.8%	40.7%
Howard	40	33	23	94	2.2%	-12.0%	-28.9%
Kent	5	4	3	12	0.3%	17.4%	-4.8%
Montgomery	198	222	46	442	10.2%	12.4%	-6.2%
Prince George's	613	428	264	1,228	28.3%	8.7%	-18.1%
Queen Anne's	6	8	9	21	0.5%	-50.0%	-38.1%
Somerset	6	0	2	8	0.2%	-29.2%	-43.3%
St. Mary's	17	42	12	68	1.6%	19.7%	64.2%
Talbot	5	6	9	20	0.5%	33.3%	-43.3%
Washington	69	11	33	109	2.5%	-4.9%	-19.0%
Wicomico	27	0	16	42	1.0%	27.8%	21.4%
Worcester	21	6	9	34	0.8%	37.4%	-35.8%
Maryland	1,624	1,959	975	4,347	100.0%	4.0%	-3.6%

**The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.
Source: RealtyTrac*

DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2012



Martin O'Malley, Governor
 Anthony G. Brown, Lt. Governor
 Raymond A. Skinner, Secretary
 Clarence J. Bruggs, Deputy Secretary

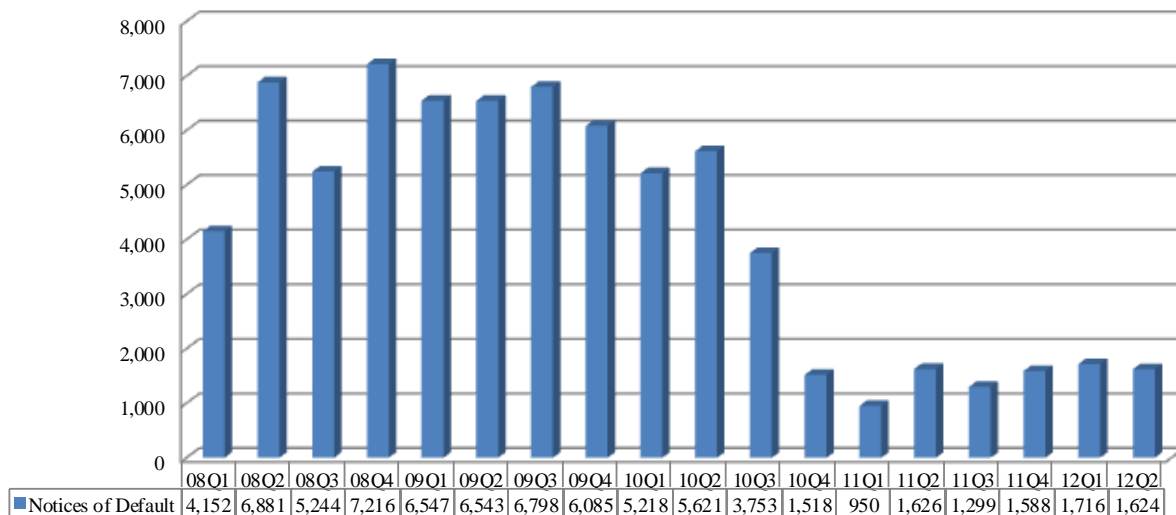
Data Source: RealtyTrac.com

pub date: 6/12/2012

NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default declined by 5.4 percent in the second quarter to 1,624 filings and were down 0.1 percent below last year (Chart 3). Prince George's County accounted for the largest share of defaults – 37.7 percent of all filings statewide or 613 notices (Table 2). The County's default notices increased by 12.9 percent above the previous quarter and were up 7.9 percent above last year. Montgomery County with 198 default notices (12.2 percent of the total) had the second highest number of defaults in Maryland. Montgomery County's loan defaults declined by 0.9 percent below the previous quarter but were up 39.4 percent over last year. Baltimore City with 127 default notices, or 7.8 percent of the total, had the third highest number of notices. The City's default notices declined by 14.3 percent from the previous quarter and were down 17.8 percent below last year. Frederick County with 113 default notices, or 7.0 percent of the total, had the fourth highest number of notices. Baltimore County with 96 default notices, or 5.9 percent of the total, had the fifth highest number of notices, followed by Harford County with 71 defaults or 4.3 percent of the total, Washington County with 69 notices (4.3 percent), Charles County with 65 notices (4.0 percent) and Anne Arundel County with 50 defaults or 3.1 percent. Together, these nine jurisdictions represented 86.3 percent of all default notices issued statewide.

CHART 3
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: SECOND QUARTER 2012

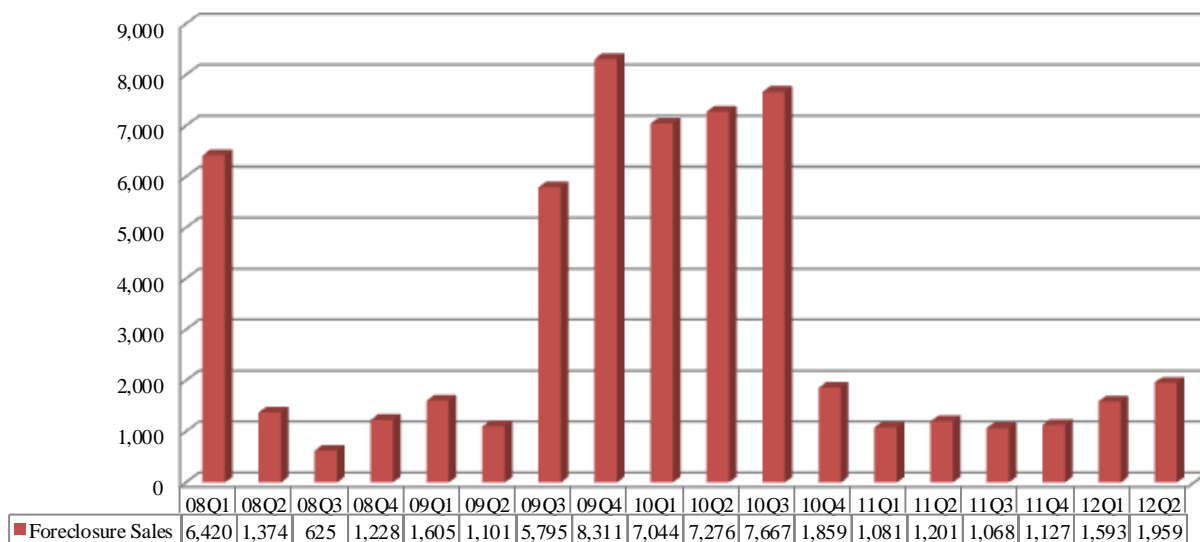
Jurisdiction	2012 Q2		% Change from	
	Number	% of Total	2012 Q1	2011 Q2
Allegany	8	0.5%	-28.2%	65.0%
Anne Arundel	50	3.1%	-31.4%	-46.2%
Baltimore	96	5.9%	-25.1%	-36.0%
Baltimore City	127	7.8%	-14.3%	-17.8%
Calvert	34	2.1%	4.0%	47.8%
Caroline	7	0.4%	-13.5%	-43.7%
Carroll	27	1.6%	-38.4%	-11.4%
Cecil	11	0.7%	-15.4%	-42.1%
Charles	65	4.0%	-15.8%	59.8%
Dorchester	9	0.6%	14.1%	37.6%
Frederick	113	7.0%	9.3%	7.5%
Garrett	1	0.1%	-59.3%	-59.4%
Harford	71	4.3%	-10.6%	11.5%
Howard	40	2.5%	-26.3%	3.7%
Kent	5	0.3%	-19.2%	-49.8%
Montgomery	198	12.2%	-0.9%	39.4%
Prince George's	613	37.7%	12.9%	7.9%
Queen Anne's	6	0.3%	-83.5%	-72.5%
Somerset	6	0.4%	-14.7%	-4.5%
St. Mary's	17	1.0%	-23.7%	-11.3%
Talbot	5	0.3%	-28.6%	-51.2%
Washington	69	4.3%	-20.9%	-13.6%
Wicomico	27	1.7%	92.2%	110.9%
Worcester	21	1.3%	40.0%	42.6%
Maryland	1,624	100.0%	-5.4%	-0.1%

Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

Notices of foreclosure sales grew for the third consecutive quarter to 1,959 filings in the second quarter, representing a growth of 23.0 percent above the previous quarter and a rise of 63.1 percent over last year (Chart 4). Foreclosure sales increased by 14.8 percent in Prince George’s County to 428 notices and were up 18.7 percent above last year. Foreclosure sales in that county accounted for 21.9 percent of all foreclosure sales statewide, the largest share among the State’s twenty-four jurisdictions (Table 3). Baltimore City with 415 notices, or 21.2 percent of the total, had the second highest number of foreclosure sales in Maryland. The City’s foreclosure sales increased by 18.8 percent above the previous quarter and were up 156.7 percent above last year. Baltimore County with 316 notices, or 16.1 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county increased by 31.8 percent above the previous quarter and were up 57.3 percent over last year. Montgomery County with 222 notices, or 11.3 percent of the total, had the fourth highest number of foreclosure sales. Notices of sales in that county increased by 32.0 percent above the previous quarter and were up 92.9 percent over last year. Anne Arundel County with 123 notices (or 6.3 percent) and Harford County with 98 notices (or 5.0 percent) represented the fifth and the sixth highest recipients of sales notices in Maryland. Together, these six jurisdictions accounted for 81.8 percent of all notices of sales issued statewide.

CHART 4
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: SECOND QUARTER 2012

Jurisdiction	2012 Q2		% Change from	
	Number	% of Total	2012 Q1	2011 Q2
Allegany	8	0.4%	300.0%	82.0%
Anne Arundel	123	6.3%	-2.0%	12.9%
Baltimore	316	16.1%	31.8%	57.3%
Baltimore City	415	21.2%	18.8%	156.7%
Calvert	37	1.9%	10.0%	369.3%
Caroline	2	0.1%	-47.2%	-33.3%
Carroll	17	0.9%	30.8%	16.1%
Cecil	22	1.1%	29.4%	633.3%
Charles	84	4.3%	39.7%	67.9%
Dorchester	3	0.2%	-28.7%	-50.0%
Frederick	74	3.8%	78.0%	53.4%
Garrett	0	0.0%	n/a	n/a
Harford	98	5.0%	34.4%	208.6%
Howard	33	1.7%	-6.9%	-13.6%
Kent	4	0.2%	n/a	n/a
Montgomery	222	11.3%	32.0%	92.9%
Prince George's	428	21.9%	14.8%	18.7%
Queen Anne's	8	0.4%	522.2%	96.0%
Somerset	0	0.0%	n/a	n/a
St. Mary's	42	2.1%	43.7%	279.3%
Talbot	6	0.3%	50.0%	-25.0%
Washington	11	0.6%	-17.7%	-31.6%
Wicomico	0	0.0%	n/a	-100.0%
Worcester	6	0.3%	46.4%	16.8%
Maryland	1,959	100.0%	23.0%	63.1%

n/a denotes division by zero

Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Lender purchases of foreclosed properties (REOs) in Maryland declined by 11.0 percent to 975, and were down for the 5th consecutive quarter by 42.0 percent below the previous year (Chart 5). A total of 264 lender purchases occurred in Prince George's County, representing 27.1 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county decreased by 8.7 percent below the previous quarter and was down 53.7 percent below last year. Baltimore City with 173 lender purchases (17.8 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county increased by 23.0 percent over the previous quarter but were unchanged from a year ago. Baltimore County with 111 lender purchases (11.3 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county declined by 10.6 percent below the last quarter and were down 29.3 percent below last year. Other jurisdictions that recorded higher lender purchases include Anne Arundel County (83 purchases or 8.5 percent), Frederick County (49 purchases or 5.0 percent) and Charles County (42 purchases or 4.3 percent). Together, these seven jurisdictions represented 78.8 percent of all lender purchases statewide.

CHART 5
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND

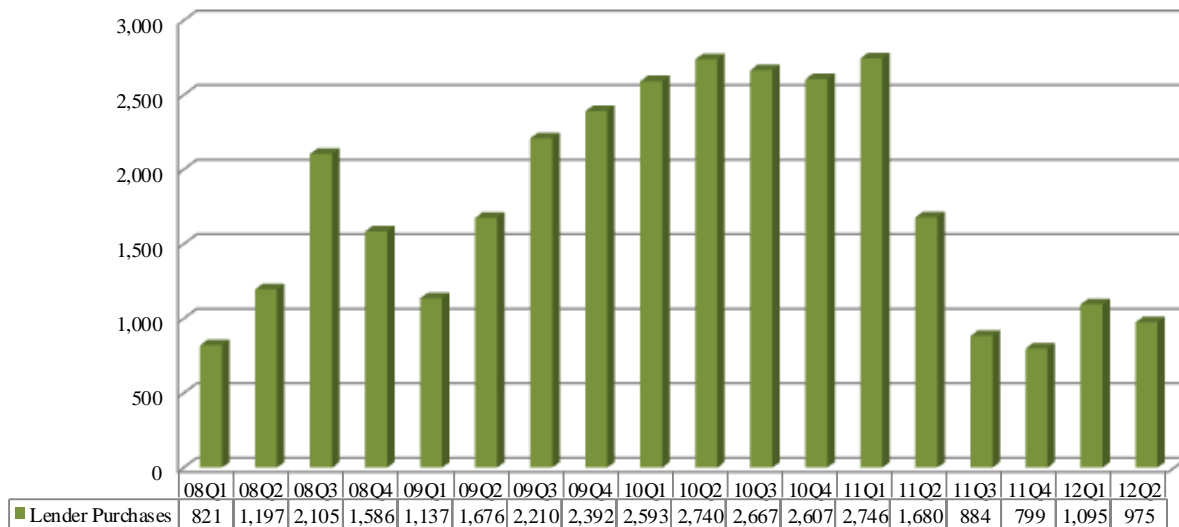


TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: SECOND QUARTER 2012

Jurisdiction	2012 Q2		% Change from	
	Number	% of Total	2012 Q1	2011 Q2
Allegany	4	0.4%	-50.0%	23.1%
Anne Arundel	83	8.5%	16.5%	-43.1%
Baltimore	111	11.3%	-10.6%	-29.3%
Baltimore City	173	17.8%	23.0%	0.0%
Calvert	11	1.1%	-35.4%	21.2%
Caroline	8	0.8%	62.8%	-23.0%
Carroll	11	1.2%	-16.3%	-52.5%
Cecil	9	0.9%	-94.0%	0.0%
Charles	42	4.3%	-3.2%	-12.0%
Dorchester	9	0.9%	-1.5%	-50.6%
Frederick	49	5.0%	29.0%	-13.6%
Garrett	6	0.6%	20.0%	26.3%
Harford	33	3.3%	-12.1%	-15.3%
Howard	23	2.4%	-1.7%	-58.4%
Kent	3	0.3%	-14.6%	29.8%
Montgomery	46	4.8%	-4.1%	-78.3%
Prince George's	264	27.1%	-8.7%	-53.7%
Queen Anne's	9	0.9%	21.4%	-7.8%
Somerset	2	0.2%	-55.2%	-74.6%
St. Mary's	12	1.2%	6.6%	0.5%
Talbot	9	0.9%	125.0%	-47.1%
Washington	33	3.4%	105.1%	-15.0%
Wicomico	16	1.6%	-11.3%	-23.9%
Worcester	9	0.9%	7.5%	-73.8%
Maryland	975	100.0%	-11.0%	-42.0%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

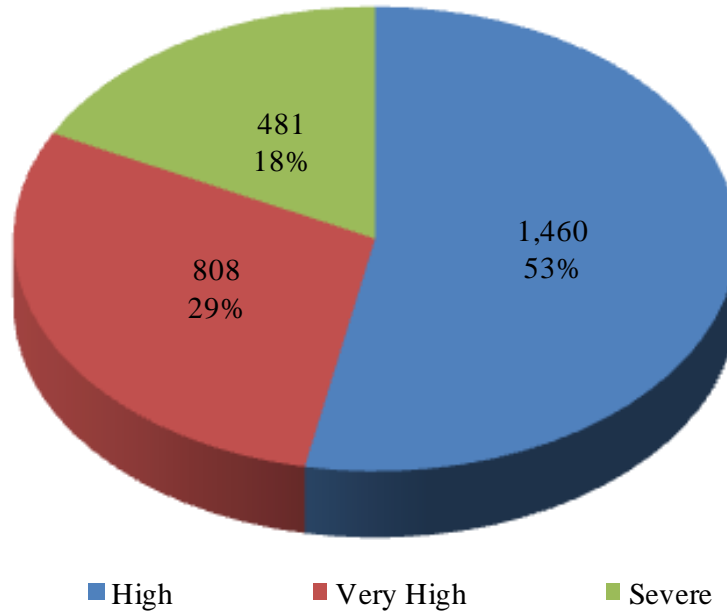
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 344 homeowner households per foreclosure in the second quarter of 2012. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 51 foreclosure events in the second quarter, resulting in a foreclosure rate of 86 homeowner households per foreclosure and a corresponding foreclosure index of 398. As a result, the foreclosure concentration in Franklin is 298 percent above the state average index of 100. Overall, a total of 2,750 foreclosure events, accounting for 63.3 percent of all foreclosures in the second quarter, occurred in 76 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 185 homeowner households per foreclosure and an average foreclosure index of 186. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 1,460 foreclosures in 48 communities, accounting for 53.1 percent of foreclosures in all *Hot Spots* and 33.6 percent of all foreclosures statewide (Charts 6 and 7). These jurisdictions recorded an average foreclosure rate of 230 and an average foreclosure index of 149.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 808 events in 21 communities, representing 29.4 percent of foreclosures across all *Hot Spots* and 18.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 151 and an average foreclosure index of 227.

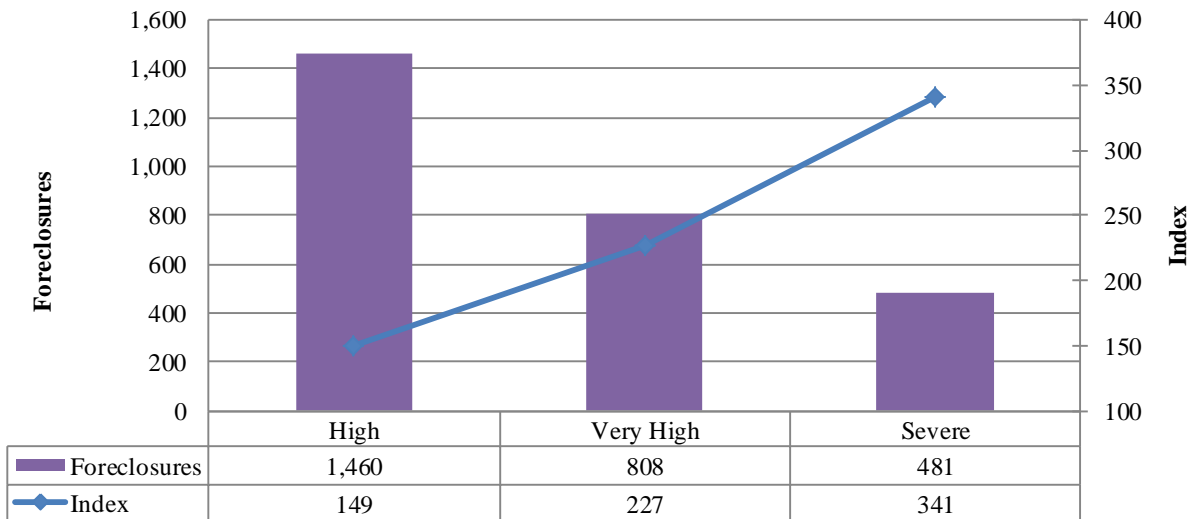
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 481 foreclosures in 7 communities, accounting for 17.5 percent of all foreclosures in *Hot Spots* communities and 11.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 101 and an average foreclosure index of 341.

CHART 6
FORECLOSURE HOT SPOTS IN MARYLAND, SECOND QUARTER 2012



Source: RealtyTrac and DHCD, Office of Research

CHART 7
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, SECOND QUARTER 2012



Source: RealtyTrac and DHCD, Office of Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2012

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	48	21	7	76
% of <i>Hot Spots</i> Communities	63.2%	27.6%	9.2%	100.0%
% of <i>All</i> Communities	9.2%	4.0%	1.3%	14.6%
Foreclosures	1,460	808	481	2,750
% of <i>Hot Spots</i> Communities	53.1%	29.4%	17.5%	100.0%
% of <i>All</i> Communities	33.6%	18.6%	11.1%	63.3%
Average Foreclosure Rate	230	151	101	185
Average Foreclosure Index	149	227	341	186
Number of Households	336,530	122,348	48,539	507,417
% of <i>Hot Spots</i> Communities	66.3%	24.1%	9.6%	100.0%
% of <i>All</i> Communities	22.5%	8.2%	3.2%	33.9%

Source: RealtyTrac and DHCD, Office of Research

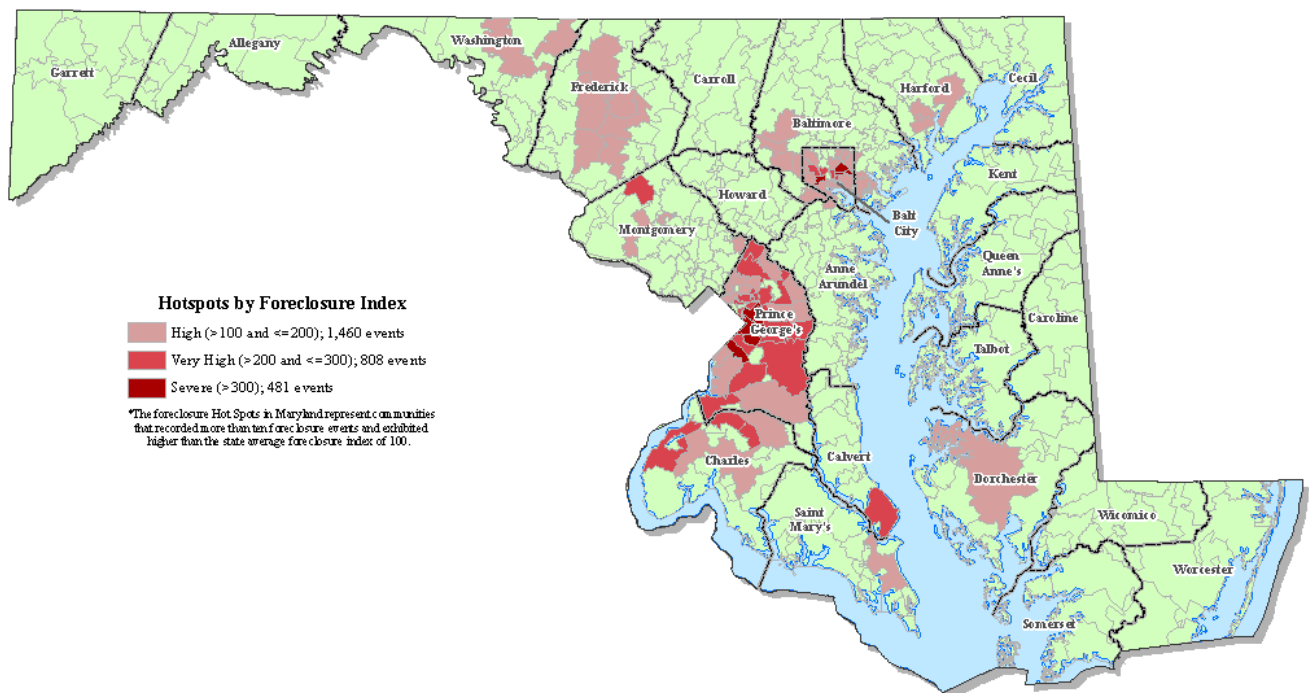
TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2012

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	3	157	32.6%	97	356	15,182
Prince George's	4	324	67.4%	103	334	33,357
Maryland	7	481	100.0%	101	341	48,539
Very High Foreclosures						
Baltimore City	4	118	14.6%	136	252	16,102
Calvert	1	36	4.5%	167	206	6,006
Charles	3	103	12.7%	146	235	15,058
Montgomery	1	17	2.1%	171	201	2,898
Prince George's	12	534	66.1%	154	223	82,284
Maryland	21	808	100.0%	151	227	122,348
High Foreclosures						
Anne Arundel	1	21	1.4%	202	170	4,160
Baltimore	8	249	17.1%	265	130	65,960
Baltimore City	10	372	25.5%	198	173	73,756
Charles	2	45	3.1%	260	132	11,607
Dorchester	1	14	1.0%	337	102	4,719
Frederick	6	155	10.6%	238	144	36,927
Harford	3	86	5.9%	243	142	20,865
Montgomery	3	98	6.7%	271	127	26,589
Prince George's	11	331	22.6%	215	160	70,979
St. Mary's	1	16	1.1%	294	117	4,705
Washington	2	75	5.1%	218	158	16,265
Maryland	48	1,460	100.0%	230	149	336,530

Source: RealtyTrac and DHCD, Office of Research

MAP 2

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND SECOND QUARTER 2012



Source: RealtyTrac and DHCD Office of Research

pub. date: 6/11/2012

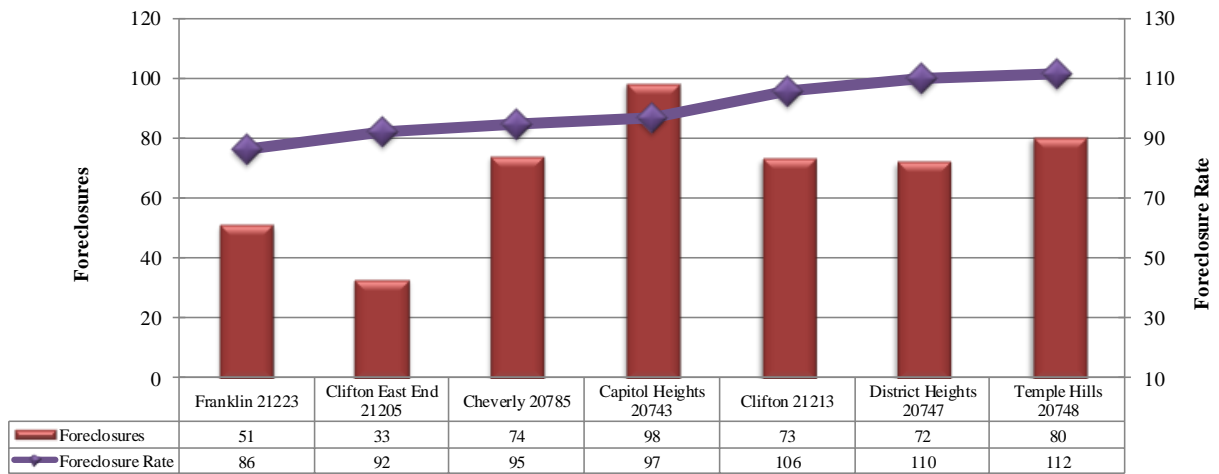
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem posted a total of 481 foreclosures in 7 communities, accounting for 17.5 percent of all foreclosures in *Hot Spots* communities and 11.1 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 101 and an average foreclosure index of 341. As a result, the intensity of foreclosures in these communities is 241 percent higher than the statewide average.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated in Baltimore City and Prince George’s counties (Table 7). Prince George’s County with 324 foreclosures accounting for 67.4 percent of all foreclosures in this group recorded the highest number of properties in the “severe” foreclosure category. The impacted communities in the county posted a weighted average foreclosure rate of one foreclosure per 103 homeowner households and an average foreclosure index of 334. Baltimore City with 157 foreclosures accounted for the remaining 32.6 percent of foreclosures in this group.

Communities with the highest foreclosure incidence include Franklin, Clifton East End and Clifton in Baltimore City as well as Cheverly, Capitol Heights, District Heights and Temple Hills in Prince George’s County (Chart 8 and Table 8). The hardest hit community in Maryland during the second quarter of 2012 was Franklin in Baltimore City. This community recorded a total of 51 foreclosures, resulting in a foreclosure rate of 86 homeowner households per foreclosure and a corresponding foreclosure index of 398. As a result, the foreclosure concentration in Franklin was 298 percent above the state average.

CHART 8
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2012



Source: RealtyTrac and DHCD, Office of Research

TABLE 7
SEVERE FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	157	32.6%	97	356	15,182
Prince George's	324	67.4%	103	334	33,357
Maryland	481	100.0%	101	341	48,539

Source: RealtyTrac and DHCD, Office of Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	51	86	398
Baltimore City	21205	Clifton East End	33	92	374
Baltimore City	21213	Clifton	73	106	324
Prince George's	20785	Cheverly	74	95	363
Prince George's	20743	Capitol Heights	98	97	356
Prince George's	20747	District Heights	72	110	312
Prince George's	20748	Temple Hills	80	112	308
All Communities			481	101	341

Source: RealtyTrac and DHCD, Office of Research

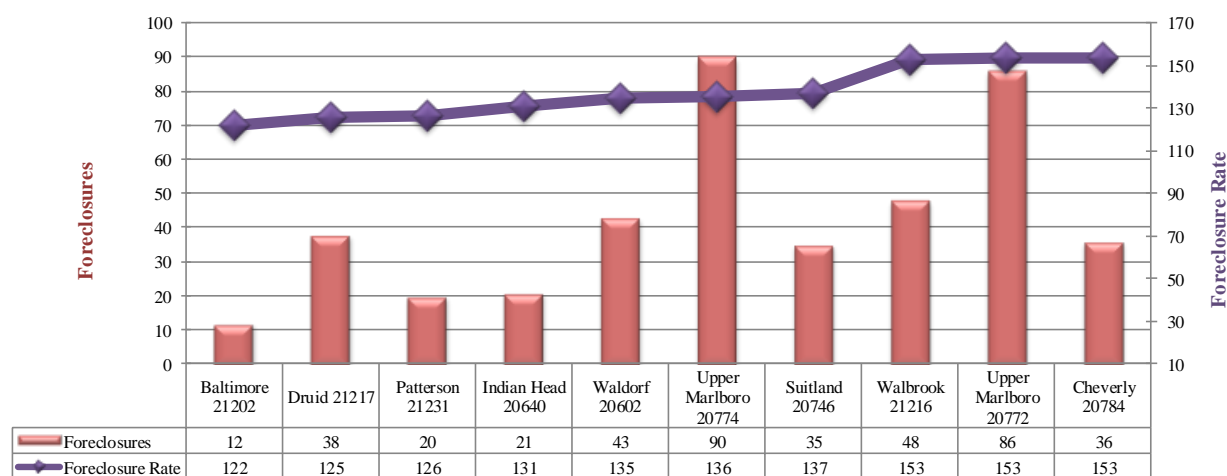
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 808 events in 21 communities, representing 29.4 percent of foreclosures across all *Hot Spots* and 18.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 151 and an average foreclosure index of 227. As a result, the intensity of foreclosures in these communities was 127 percent higher than the statewide average.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Prince George’s County (Table 9). Prince George’s County with 534 foreclosures represented 66.1 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of one foreclosure per 154 homeowner households and an average foreclosure index of 223.

Top ten communities with the highest foreclosure incidence include Baltimore, Druid, Patterson and Walbrook in Baltimore City; Beltsville, Laurel, Upper Marlboro, Cheverly, Riverdale, Suitland, Accokeek, Lanham, Hyattsville, Clinton and Bowie in Prince George’s County; Waldorf, Indian Head and Lusby in Charles County; and Clarksburg in Montgomery County (Chart 9 and Table 10).

CHART 9
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2012



Source: RealtyTrac and DHCD, Office of Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	118	14.6%	136	252	118
Calvert	36	4.5%	167	206	36
Charles	103	12.7%	146	235	103
Montgomery	17	2.1%	171	201	17
Prince George's	534	66.1%	154	223	534
Maryland	808	100.0%	151	227	808

Source: RealtyTrac and DHCD, Office of Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	12	122	282
Baltimore City	21217	Druid	38	125	274
Baltimore City	21231	Patterson	20	126	273
Baltimore City	21216	Walbrook	48	153	225
Calvert	20657	Lusby	36	167	206
Charles	20640	Indian Head	21	131	263
Charles	20602	Waldorf	43	135	255
Charles	20603	Waldorf	39	167	206
Montgomery	20871	Clarksburg	17	171	201
Prince George's	20774	Upper Marlboro	90	136	254
Prince George's	20746	Suitland	35	137	252
Prince George's	20772	Upper Marlboro	86	153	225
Prince George's	20784	Cheverly	36	153	224
Prince George's	20781	Hyattsville	15	154	223
Prince George's	20735	Clinton	70	156	221
Prince George's	20707	Laurel	44	158	218
Prince George's	20720	Bowie	38	163	211
Prince George's	20737	Riverdale	19	165	208
Prince George's	20607	Accokeek	17	166	208
Prince George's	20706	Lanham	55	169	204
Prince George's	20705	Beltsville	29	171	201
All Communities			808	151	227

Source: RealtyTrac and DHCD, Office of Research

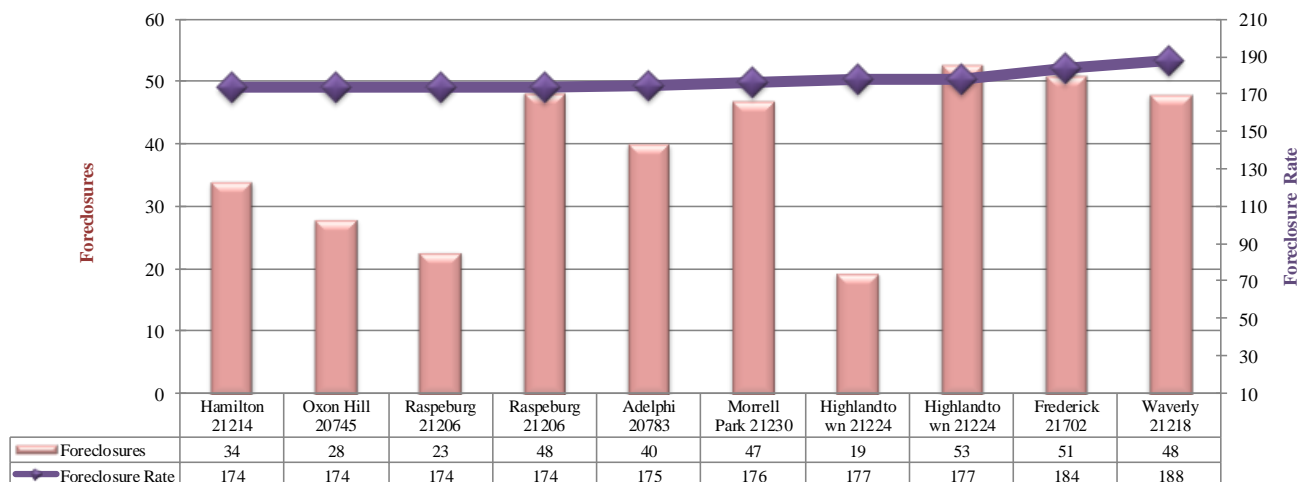
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,460 foreclosures in 48 communities, accounting for 53.1 percent of foreclosures in all *Hot Spots* and 33.6 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 230 and an average foreclosure index of 149. Therefore, the intensity of foreclosures in these communities was 49 percent higher than the statewide average.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 11 jurisdictions including Anne Arundel, Baltimore, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, St. Mary’s and Washington counties as well as Baltimore City. Baltimore City communities with 372 foreclosures, or 25.5 percent of all foreclosure events, represented the largest concentration of properties in this category. The City’s communities recorded an average foreclosure rate of 198 homeowner households per foreclosure and an average foreclosure index of 173. Prince George’s County communities with 331 foreclosures (22.6 percent of the total) had the second largest number of foreclosures in this group. These communities had an average foreclosure rate of 215 and an average foreclosure index of 160. Baltimore County with a reported 249 foreclosures (17.1 percent of the total) and Frederick County communities with a total of 155 foreclosures (or 10.6 percent of the total) represented the third and the fourth largest concentration of “high” foreclosures *Hot Spots*.

Communities with the highest foreclosure incidence in this group include Hamilton, Oxon Hill, Raspeburg, Adelphi, Morrell Park, Highlandtown, Frederick and Waverly (Chart 10 and Table 12).

CHART 10
PROPERTY FORECLOSURES IN TOP 10
“HIGH” *HOT SPOTS* JURISDICTIONS
SECOND QUARTER 2012



Source: RealtyTrac and DHCD, Office of Research

TABLE 11
HIGH FORECLOSURE *Hot Spots*
SECOND QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	21	1.4%	202	170	4,160
Baltimore	249	17.1%	265	130	65,960
Baltimore City	372	25.5%	198	173	73,756
Charles	45	3.1%	260	132	11,607
Dorchester	14	1.0%	337	102	4,719
Frederick	155	10.6%	238	144	36,927
Harford	86	5.9%	243	142	20,865
Montgomery	98	6.7%	271	127	26,589
Prince George's	331	22.6%	215	160	70,979
St. Mary's	16	1.1%	294	117	4,705
Washington	75	5.1%	218	158	16,265
Maryland	1,460	100.0%	230	149	336,530

Source: RealtyTrac and DHCD, Office of Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	21	202	170
Baltimore	21206	Raspeburg	23	174	198
Baltimore	21224	Highlandtown	19	177	194
Baltimore	21207	Gwynn Oak	40	209	165
Baltimore	21133	Randallstown	28	270	127
Baltimore	21117	Owings Mills	45	283	122
Baltimore	21244	Windsor Mill	23	300	115
Baltimore	21227	Halethorpe	27	308	112
Baltimore	21222	Dundalk	44	334	103
Baltimore City	21214	Hamilton	34	174	198
Baltimore City	21206	Raspeburg	48	174	198
Baltimore City	21230	Morrell Park	47	176	195
Baltimore City	21224	Highlandtown	53	177	194
Baltimore City	21218	Waverly	48	188	183
Baltimore City	21225	Brooklyn	12	202	170
Baltimore City	21207	Gwynn Oak	16	209	165
Baltimore City	21215	Arlington	53	226	152
Baltimore City	21229	Carroll	43	227	152
Baltimore City	21239	Northwood	18	297	116
Charles	20601	Waldorf	28	217	159
Charles	20646	La Plata	17	330	104
Dorchester	21613	Cambridge	14	337	102
Frederick	21702	Frederick	51	184	187
Frederick	21703	Frederick	38	216	159
Frederick	21788	Thurmont	14	243	142
Frederick	21704	Frederick	12	255	135
Frederick	21793	Walkersville	11	266	129
Frederick	21701	Frederick	29	343	100
Harford	21040	Edgewood	28	224	153
Harford	21001	Aberdeen	25	239	144
Harford	21009	Abingdon	33	261	132
Montgomery	20866	Burtonsville	17	197	174
Montgomery	20886	Montgomery Village	32	253	136
Montgomery	20874	Darnestown	49	309	111
Prince George's	20745	Oxon Hill	28	174	198
Prince George's	20783	Adelphi	40	175	197
Prince George's	20744	Fort Washington	80	190	181
Prince George's	20613	Brandywine	17	193	178
Prince George's	20716	Mitchellville	30	201	171
Prince George's	20770	Greenbelt	20	221	156
Prince George's	20782	West Hyattsville	20	237	145

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20721	Mitchellville	34	242	142
Prince George's	20708	Laurel	16	244	141
Prince George's	20715	Bowie	31	268	129
Prince George's	20740	College Park	15	338	102
St. Mary's	20653	Lexington Park	16	294	117
Washington	21740	Hagerstown	64	214	161
Washington	21783	Smithsburg	11	246	140
All Communities			1,460	230	149

Source: RealtyTrac and DHCD, Office of Research